

Affected Premises:  
164 Sunset Avenue  
Amherst, MA 01002



2005 00034589  
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Recorded: 12/06/2005 03:47 PM

### QUITCLAIM DEED

#### KNOW ALL BY THESE PRESENTS

that I, **AGNES TING**, of 112 High Point Drive, Amherst, Hampshire County, Massachusetts,

for consideration paid and in consideration of **ONE DOLLAR (\$1.00)**

hereby convey to **AGNES C. TING and JAMES C. TING**, Trustees under a Declaration of Trust dated July 14, 2005, and recorded in Hampshire County Registry of Deeds in Book 8345, Page 299,  
*of 112 High Point Drive, Amherst, MA 01002*  
with **QUITCLAIM COVENANTS**,

the land, together with the buildings thereon, situated on the Westerly side of Sunset Avenue, consisting of four parcels or tracts of land, bounded and described in Exhibit "A" attached hereto and made a part hereof.

Executed as a sealed instrument this 5 day of December, 2005

Deborah T. Jankowski  
Witness

Agnes C. Ting  
AGNES C. TING

#### COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 5<sup>th</sup> day of December, 2005, before me, the undersigned notary public, personally appeared **AGNES C. TING**, proved to me through satisfactory evidence of identification, which were personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Deborah T. Jankowski  
Notary Public

My commission expires:



## EXHIBIT "A"

TRACT I: Beginning at an iron pin at the Southeasterly corner of the tract herein described, it being the Northeasterly corner of land formerly of one Butterfield on the Westerly side of said Sunset Avenue; thence running Northerly along said Sunset Avenue eighty-six (86) feet, more or less, to an iron pin set at land now or formerly of Harley A. Leland et ux, it being approximately one hundred ninety-five (195) feet Southerly from an iron pin at the Southwesterly corner of the intersection of Sunset Avenue and Fearing Street Extension; thence running Westerly along land of said Harley A. Leland et ux one hundred thirty-seven (137) feet, more or less, to an iron pin at the Northwesterly corner of the tract herein described; thence running Southerly along land of said Harley A. Leland et ux eighty-six (86) feet, more or less, to an iron pin set in the Northerly line of land formerly of said Butterfield; thence running Easterly along said Butterfield land one hundred thirty-seven (137) feet, more or less, to the iron pin at the point of beginning.

TRACT II: Beginning at an iron pin set in the Westerly line of said Sunset Avenue at the Southeasterly corner of the tract herein described and at the Northeasterly corner of land now or formerly of Gilbert L. Woodside et ux; thence running N. 88° 20' 56" W. along land of said Gilbert L. Woodside et ux one hundred twenty-eight and seventy-six hundredths (128.76) feet to an iron pin; thence running N. 7° 19' E. along land of said Gilbert L. Woodside et ux five (5) feet to an iron pin; thence running S. 87° 23' 11" E. along land now or formerly of Harley A. Leland et ux one hundred twenty-eight and thirty-five hundredths (128.35) feet to an iron pin set in the Westerly line of said Sunset Avenue; thence running S. 3° 6' W. along the Westerly line of Sunset Avenue two and eighty-six hundredths (2.86) feet to the point of beginning. Containing .012 acre.

TRACT III: Beginning at an iron pipe set at the Northeasterly corner of the tract herein described, said point of beginning being the Northwesterly corner of land now or formerly of Gilbert L. Woodside et ux, said point of beginning being situated at a point one hundred thirty-seven (137) feet westerly of an iron pipe set in the Westerly line of Sunset Avenue; thence from said point of beginning running along land now or formerly of Harley A. Leland et ux S. 84° 30' W. two hundred (200) feet to an iron pipe set at the Northwesterly corner of the tract herein described; thence turning to the left and running along land of said Harley A. Leland et ux S. 1° W. ninety-one (91) feet to an iron pipe set at land now or formerly of one Butterfield; thence turning to the left and running along said Butterfield land N. 84° 30' E. two hundred (200) feet to a stake; thence turning to the left and running along land of said Gilbert L. Woodside et ux N. 1° E. ninety-one (91) feet to the point of beginning. The compass bearings herein recorded refer to the needle as it pointed in October 1948.

TRACT IV: Beginning at an iron pipe marking the northeast corner of land now or formerly of Paul N. Procopio et ux, thence N. 87° 23' 11" W. along said Procopio land one hundred twenty-eight and thirty-five hundredths (128.35) feet to an iron pipe; thence N. 3° 06' 00" E. along land now or formerly of one Leland ten (10) feet to an iron pipe; thence S. 87° 23' 00" E. along land of said Leland one hundred twenty-eight and thirty-five hundredths (128.35) feet to an iron pipe in the west line of Sunset Avenue; thence S. 3° 06' 00" W. ten (10) feet to the place of beginning; containing 0.029 acre, more or less.

Being Parcel No. 5 of "Map Showing Property of Harley A. Leland et ux and Paul N. Procopio et ux, Amherst, Mass., May 17, 1965, Plan No. S-360".

Being the same premises conveyed to Agnes Ting by deed of Hsu-Tung Ku and Mei-Chin Ku, dated January 20, 1989, and recorded in the Hampshire County Registry of Deeds in Book 3321, Page 262.

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER  
 MARIANNE L. DONOHUE